



## New Industrial Unit To Let / For Sale

### 29,789 Sq Ft (2,767.4 Sq M)

- Electrically operated insulated sectional over head doors, with protection bollards
- Smooth finish structural concrete floor to take imposed loads of 50KN/m<sup>2</sup>
- Minimum height to underside of haunch is 8m
- Solar reflective glazing to the double glazed windows and entrance doors.
- External LED lighting to the service yard
- Electric car charging points

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### Location

Avro Park is a scheme of brand new unit adjacent to Doncaster Sheffield Robin Hood Airport. Situated approximately 6 miles of Doncaster City Centre. The M18 motorway is approximately 1.5 miles away accessed via the A6182.

### Description

The new unit provides a modern warehouse space and includes office/toilet accommodation as follows:

- Reception area with stairs, lift and disabled toilet
- Toilets accessible to the warehouse
- Kitchen/tea point
- Stairs and lift
- Toilets
- Open plan office area at first floor

The unit has a concrete service yard and a separate tarmac car park area with disabled parking.

The building is a duo pitched steel frame construction, with a mixture of full height factory finished steel cladding, using a mix of micro-rib and trapezoidal profiles. The roof is to be a factory finished metal cladding system, complete with angled fascia's and soffits.

Services include a metered 3 phase electricity mains electricity and water.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse & Offices	29,789	2,767.4
<b>TOTAL</b>	<b>29,789 SQ FT</b>	<b>2,767.4 SQ M</b>

### Terms

To let on new FRI lease terms. Quoting £253,207 + VAT per annum.

Unit for sale by way of a 250 year long leasehold (virtual freehold) interest, subject to ground rent. Quoting £4,025,000.

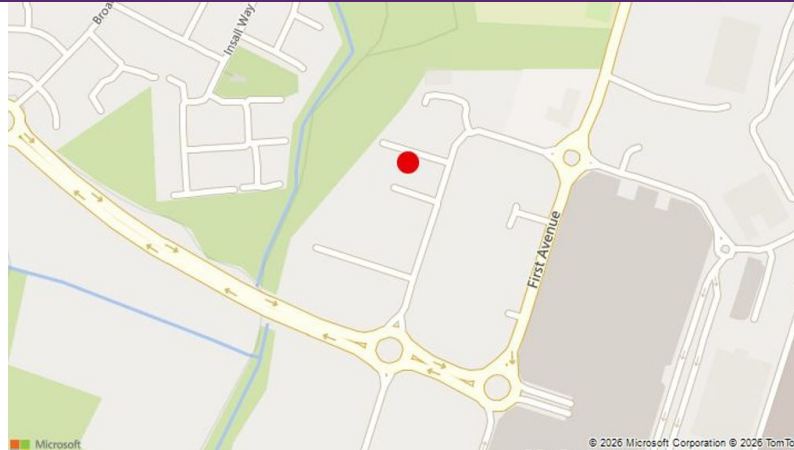
An estate charge will be payable to ensure upkeep and maintenance of common areas and provision of shared services. Please contact the retained agent for further details.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### EPC Rating

EPC rating of minimum 'B' EPC available on request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

Mr Ed Norris MRICS

T: 0114 270 9160

M: 07711 319 339

E: [ed@cpp.uk](mailto:ed@cpp.uk)

Alfie Broughton

T: 0114 2738857

M: 07887 492745

E: [Alfie@cpp.uk](mailto:Alfie@cpp.uk)

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